

GATEWAY CENTER OFFICE BUILDING

4130 E VAN BUREN ST
PHOENIX, AZ 85008

5,248 - 8,530 SF AVAILABLE

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

602.489.7990
CAMCRE.COM



AVAILABILITY

Suite 140	5,248 SF	First Floor
Suite 250	8,530 SF	2nd Floor (with notice)

PROPERTY FEATURES

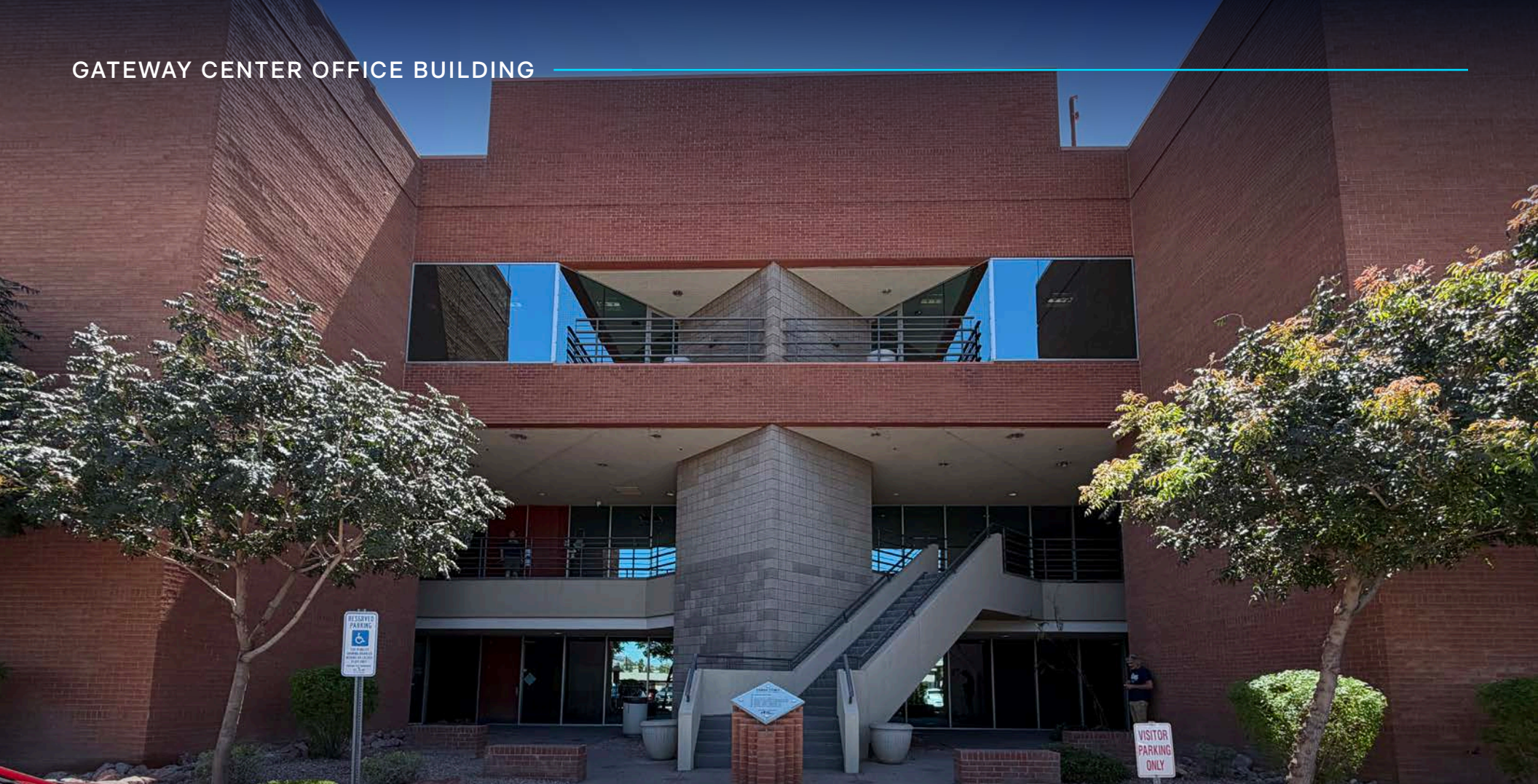
- Building size is ±31,475 SF
- Monument signage available
- Zoned C-3
- 109 surface parking spaces, 40 covered reserved
- Located in the 44th Street Corridor submarket
- Immediate freeway connectivity via Loop 202, SR-143, and I-10
- Located in a high daytime employment and traveler traffic area

NEARBY AMENITIES



\$24.00 - 28.00 PSF (Full Service)

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**CLASS B
OFFICE BUILDING**



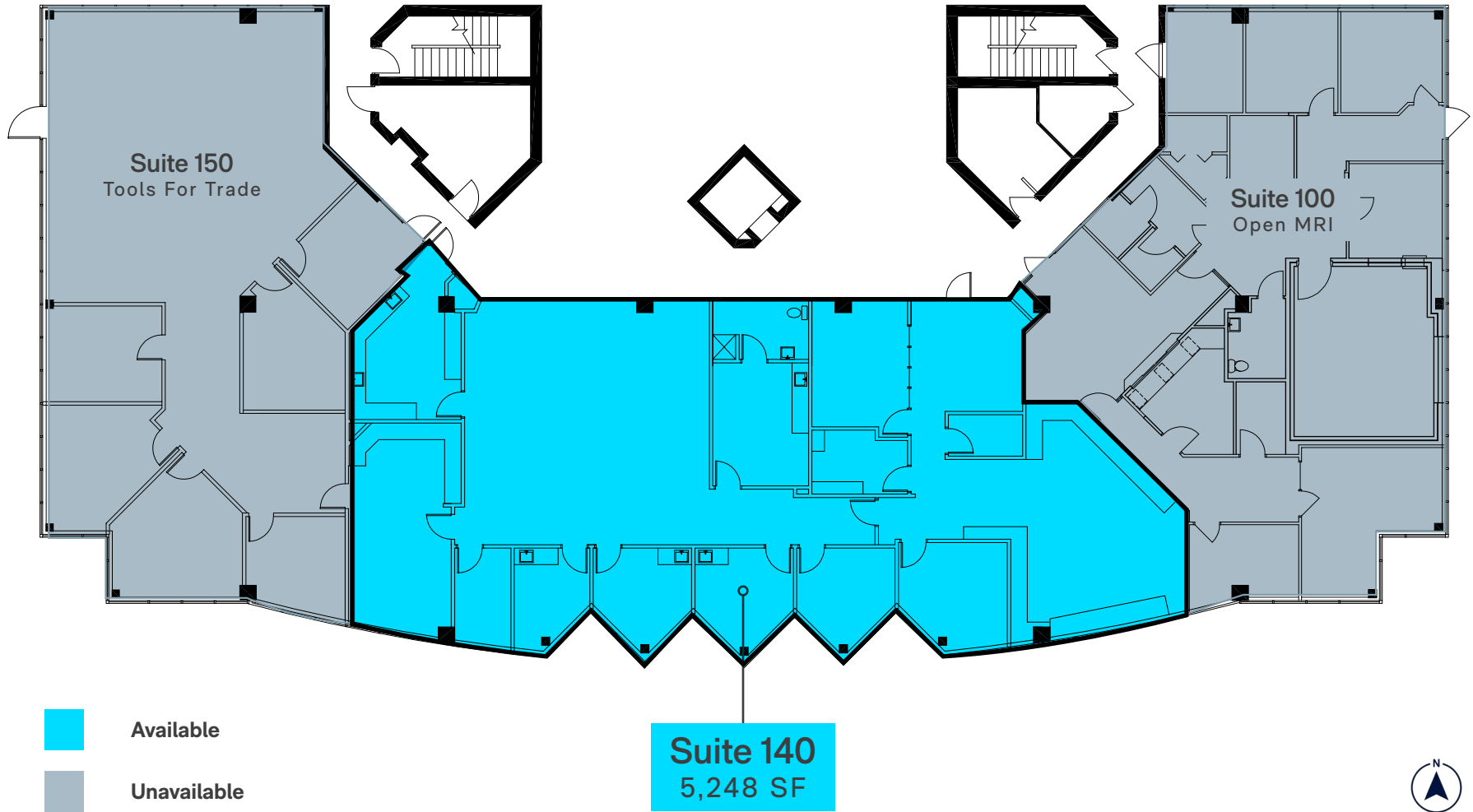
**EXPANSIVE WINDOW LINE
THROUGHOUT**



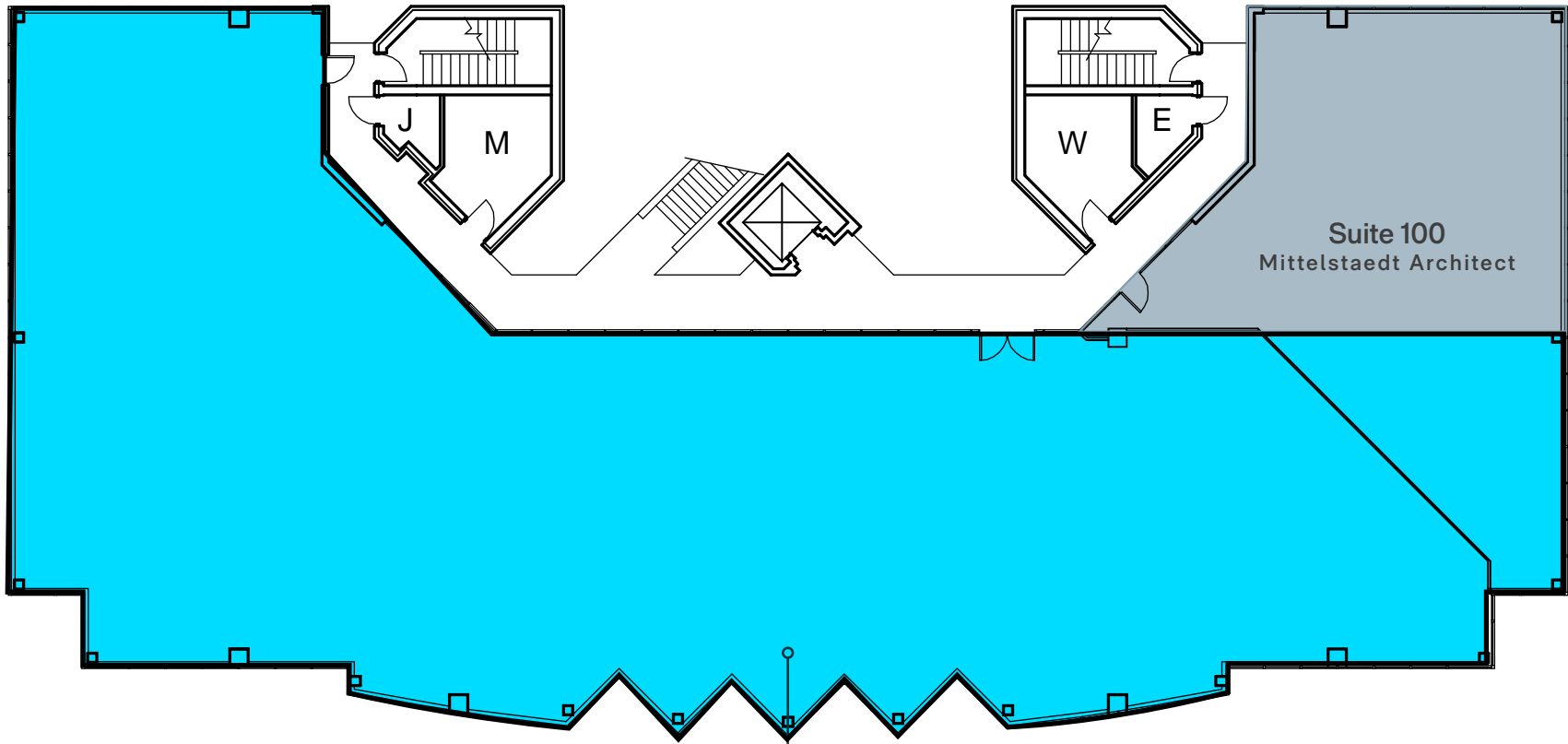
**STRONG VISIBILITY IN
AIRPORT BUSINESS HUB**

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FIRST FLOOR



SECOND FLOOR



- Available
- Unavailable

Suite 250
8,530 SF
Available with notice



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DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	12,796	103,333	341,498
Proj. Pop. (2030)	13,396	107,733	357,839
Daytime Population	3,271	52,910	130,317
Median Age	31.2	34.1	34.3

Household	1-Mile	3-Mile	5-Mile
Total Households	4,845	41,591	145,106
Proj. Households (2030)	5,069	43,444	152,606
Avg. Household Size	2.5	2.4	2.2

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$81,292	\$88,269	\$99,295
Med. HH Income	\$59,452	\$64,809	\$72,666



FOR MORE INFORMATION, CONTACT

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